



City of Seattle Preliminary Assessment Report

June 11, 2010

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must accept your 90% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3011393	Ground Disturbance	
Application Template	PRJ	PASV Required This Permit	N
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	(Not Req)
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	PASV conducted under project # 6250608.
Address	5214 42nd Ave S		
Location			
Zoning		Applicant	PATRICK FARLEY 1110 112TH AVE NE BELLEVUE WA 98004 (425) 463-1359
King County APN	1704900391		
Permit Status	Initial Information Collected		
Description of Work	New Community Center and 44-unit housing structures over below-grade parking.	Applicant Email	pat.farley@mulvannyg2.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements 42ND AVE S

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines,

or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the west side of 42nd Ave S.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size & voltage details.

Easements

SCL power easement may be required. Property survey may be required at project's expense.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! For more information, contact Pete Held at (206)684-3605 or e-mail, peter.held@seattle.gov.

Notes to Applicant

This general SCL review applies to the project as described in the Description of Work section. Project site plans and details not included with this application. SCL will need further review when plans are submitted. Please include SCL in design guidance meetings or pre-submittal conferences.

DPD Drainage Requirements

Contact: Kevin Donnelly, (206) 684-5051, Kevin.Donnelly@seattle.gov

The following requirements are based on the current stormwater and side sewer codes. Major updates to these codes are expected in the fourth quarter of 2009.

Existing Public Drainage Infrastructure

Sanitary sewer main location: 42nd Ave S

Sanitary sewer main size: 8-inches

Storm drainage main location: 42nd Ave S

Storm drainage main size: 12-inches

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to Director's Rule 19-2009 - Requirements for Green Stormwater Infrastructure to the Maximum Extent Feasible and Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator per DR 19-2009.

Water Quality

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 B). Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing this project shall: provide a basic treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

This project site discharges to a fish-bearing stream. Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing and the land use zoning for this parcel this project shall: provide an enhanced treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B5a).

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at 42nd Ave S.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity

Charge. Further information is available online at:

<http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx>

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

Other Requirements

- 1. Designated wetland on-site. This requires a wetland report determining the applicability of the designation and the wetland's specific characteristics. GSI components shall be designed to ensure wetland viability as determined by the wetland report. 2. GSI components that include infiltration will require geotechnical concurrence. 3. Existing side sewer and service drain and their respective easement(s) serving 4416 S Brandon St will need to be re-located with the permission of the owner of 4416 S Brandon St.

DPD Land Use Code Requirements

Contact: Joanne E West, (206) 233-3865, JoAnne.West@Seattle.Gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

42ND AVE S

Pavement could be required to be installed or widened in the portion of right-of-way abutting this lot.

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot. If you need further clarification, contact SDOT for further information or apply for SDOT SIP design guidance (see SDOT CAM 2211).

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

SDOT Requirements

Contact: Matthew Tabalno, matthew.tabalno@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). A 90% complete street improvement plan (SIP) must be accepted by SDOT prior to your DPD construction intake appointment. Please visit SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_sip.htm to obtain SDOT Client Assistance Memos (CAMs) and application materials to assist in developing your street improvement plan (SIP).

Street Improvement Requirements

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Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) section 4.14 and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.C11

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) section 3.1.1 and Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.11.2 and 4.11.3 as well as the City of Seattle Standard Plan 420, 421 and 422. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See Right of Way Improvement Manual (ROWIM) section 1.4 for a link to the City's Standard Plans and Specifications. If your project is proposing to install new curb or is proposing to change the alignment of an existing curb apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street drainage collection: Required when street improvements are installed. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

SPU Requirements

Contact: Susie Larson, susie.larson@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Water Availability

Contact: SPU Water

Your water availability assessment is in progress.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your SIP application is screened at SDOT.** Allow a minimum of 5 days for screening after application submittal to SDOT.

4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
 - North of Denny Way (206) 615-0600
 - South of Denny Way (206) 386-4200
 - Large Commercial & Industrial (206) 233-7177
 - Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.